

1 BILL NO. R-85-03-44

2 DECLARATORY RESOLUTION NO. R-45-85

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Lot 11, Engle Ridge North;  
13 said property more commonly known as 4110 Engleton Drive, Fort  
14 Wayne, Indiana;

15 WHEREAS, recommendations have been received from the  
16 Committee on Finance and the Department of Economic Development  
17 concerning said Resolution;

18 WHEREAS, notice of the adoption and substance of said  
19 Resolution has been published in accordance with I.C. 5-3-2 and  
20 a public hearing has been conducted on said Resolution;

21 WHEREAS, if said Resolution involves an area that has  
22 already been designated an allocation area under I.C. 36-7-14-39,  
23 the Fort Wayne Redevelopment Commission has adopted a Resolution  
24 approving the designation.

25 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
26 THE CITY OF FORT WAYNE, INDIANA:

27 SECTION 1. That, the Resolution previously designating  
28 the above described property an "Economic Revitalization Area" is  
29 confirmed in all respects.

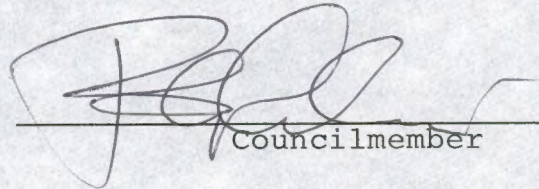
30 SECTION 2. That, the above described property is here-  
31 by declared an "Economic Revitalization Area" pursuant to I.C. 6-  
32 1.1-12.1, said designation to begin on the effective date of this



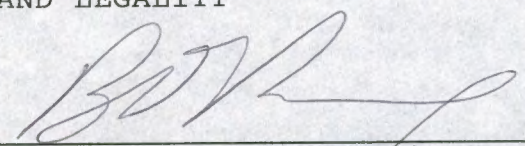
Page Two

Resolution and continue for one (1) year. Said designation shall terminate at the end of that one (1) year period.

SECTION 3. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by Esteban, seconded by Delgado, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Tuesday, the 9th day of April, 19 85, at 7:40 o'clock P..M., E.S.

DATE: 3-26-85

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Esteban, seconded by Delgado, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BRADBURY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BURNS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>EISBART</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>HENRY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>REDD</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHMIDT</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>STIER</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>TALARICO</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE: 4-9-85

Nadaya Esteban  
SANDRA E. KENNEDY, CITY CLERK  
*Chief Deputy*

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-45-85 on the 9th day of April, 19 85,

ATTEST:

(SEAL)

Nadaya Esteban  
SANDRA E. KENNEDY, CITY CLERK  
*Chief Deputy*

Mark E. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of April, 19 85, at the hour of 11:00 o'clock A.M., E.S.T.

Nadaya Esteban  
SANDRA E. KENNEDY, CITY CLERK  
*Chief Deputy*

Approved and signed by me this 10 day of April, 19 85, at the hour of 3 o'clock P..M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Sam W. Fletcher
2. Owner(s) Engle Ridge Corp.
3. Address of Owner(s) 6127 Stoney Creek Drive  
Fort Wayne, Indiana 46825
4. Telephone Number of Owner(s) ( ) 484-0711
5. Relationship of Applicant to Owner(s) if any Partly the Same
6. Address of Applicant 6127 Stoney Creek Drive  
Fort Wayne, Indiana 46825
7. Telephone number of Applicant ( ) 484-0711
8. Address of Property Seeking Designation 4110 Engleton Drive
9. Legal Description of Property Proposed for Designation (may be attached) Lot 11, Engle Ridge North
10. Townwhip Wayne #94-4582-0011
11. Taxing District City of Fort Wayne

12. Current Zoning M-2
13. Variance Granted (if any) No
14. Current Use of Property
- a. How is property presently used? Vacant
- b. What Structure(s) (if any) are on the property?
- b. What is the condition of this structure/these structures?
15. Current Assessed Value of Real Estate
- a. Land \$2,800.00
- b. Improvements \$0.00
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$213.02
17. Description of Proposed Improvements to the Real Estate A multi-occupancy industrial building, containing 10,000 sq. ft. expandable to 30,000 sq. ft. total.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- immediately upon receipt of permits
- b. When is completion expected? June 1, 1985
19. Cost of Project (not including land costs) \$192,000.00



20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Using the count from the previous building, we estimate 20 jobs will be created.

lation of this new manufacturing equipment? \_\_\_\_\_

b. What is the nature of those jobs? Manufacturing and service positions.

c. Anticipated time frame for reaching employment level stated above?

One Year

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) No

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The property has been zoned and improved for

over (5) five years. The South end of town has not kept pace with the North, as being desireable for industrial development.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? The project will add to the industrial base. The companies attracted to this type of development are generally new to the area and are expanding.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. \_\_\_\_\_

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? \_\_\_\_\_ YES \_\_\_\_\_ X \_\_\_\_\_ NO

26. Financing on Project

What is the status of financing connected with this project?

We have obtained the financing.



I hereby certify that the information and representation on this Application are true and complete.

Sam W. Fletcher

Sam W. Fletcher  
Signature(s) of Owners  
Engle Ridge Corp.

3/7/85  
Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:



BILL NO. R-85-03-44

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the designation

of an "Economic Revitalization Area" under I.C. 6-1.1+12.1

(4110 Englton Drive - Sam W. Fletcher)

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)

(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

BEN A. EISBART  
CHAIRMAN

JANET G. BRADBURY  
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 4-9-85

SANDRA E. KENNEDY  
CITY CLERK



Admn. Appr. \_\_\_\_\_

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

B-15-03-44

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designationof an "Economic Retivtalization Area" under I.C. 6-1.1-12.1. (4110Engleton Drive - Sam W. Fletcher)

EFFECT OF PASSAGE A multi-occupancy industrial building, containing 10,000  
sq. ft., expandable to 30,000 sq. ft. total, will be constructed on a lot  
that is presently vacant. Twenty (20) new jobs will be created.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$192,000.00

ASSIGNED TO COMMITTEE (PRESIDENT)





# The City of Fort Wayne

March 28, 1985

Ms. Trudy Sterling  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of March 30, 1985, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common  
Council of Fort Wayne, IN

Bill No. R-85-03-41 & R-85-03-42  
Bill No. R-85-03-43 & R-85-03-44

Please send us 5 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 2



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-85-03-43 AND R-85-03-44 )

Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on March 26, 1985,  
date  
designating property at 4110 Engleton Drive - Sam W. Fletcher

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, April 9, 1985, at 7:00 o'clock  
date, time & place  
P.M., Common Council Conference Room 128, City-County Building, One  
Main Street, Fort Wayne, Indiana

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.

*Sandra E. Kennedy*

Sandra E. Kennedy  
City Clerk





# The City of Fort Wayne

April 1, 1985

Ben Eisbart  
Fort Wayne Common Council  
One Main Street  
Fort Wayne, IN 46802

Re: Tax Abatement Application For Sam W. Fletcher

Dear Mr. Eisbart:

On March 12, 1985, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 4110 Engleton Drive as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

## Action

The Department of Economic Development conducted a staff review of the project on March 27, 1985. A formal review of the site and an interview with Fletcher Moppert was conducted.

## Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.



Mr. Eisbart  
April 1, 1985  
Page 2

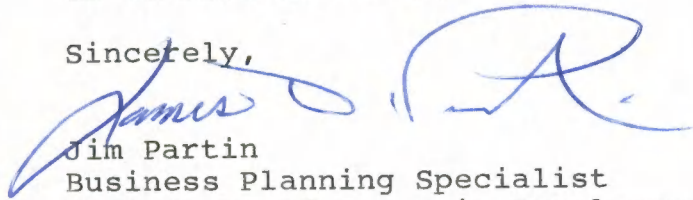
Rationale

The above stated recommendation is based upon the following rationale:

Lack of Development  
Cessation of Growth  
Effective Utilization of Vacant Under-utilized Land  
Neighborhood Conservation and Stabilization

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Partin", is written over the typed name.

Jim Partin  
Business Planning Specialist  
Department of Economic Development

del

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

JOURNAL-GAZETTE

P.O. BOX 100

FORT WAYNE, INDIANA

Dr.

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head

number of lines

5

Body

number of lines

16

Tail

number of lines

2

Total number of lines in notice

23

COMPUTATION OF CHARGES

23

lines,

1

columns wide equals

23

equivalent lines at

.300¢

\$

6.90

cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

3 extra

1.50

TOTAL AMOUNT OF CLAIM

\$

8.40

DATA FOR COMPUTING COST

Width of single column 12.5 picas

Size of type

6

point

Number of insertions

1

Size of quad upon which type is cast

6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date

Mar. 30

19

85

Title

CLERK

Drusilla Roose

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana

ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the

undersigned

Drusilla Roose

who, being duly sworn, says

that he/she is

CLERK

of the

JOURNAL-GAZETTE

a

DAILY

newspaper of general circulation printed and published

in the English language in the city

of

FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy,

which was duly published in said paper for

one time

the dates of publication being

as follows:

3/30/85

Subscribed and sworn to me before this

30th

day of

March

19

85

Anne M. Perkins

Notary Public

My commission expires

November 29, 1985

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-85-03-43 AND R-85-03-44)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on March 26, 1985, designating property at 4110 Engleton Drive - Sam W. Fletcher an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, April 9, 1985, at 7:00 o'clock P.M., Common Council Conference Room 128, City-County Building, One Main Street, Fort Wayne, Indiana. If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk

3/30



Fort Wayne Common Council  
(Governmental Unit)  
Allen County, IN

To NEW-SENTINEL Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines		.....
Head	number of lines	5
Body	number of lines	16
Tail	number of lines	2
Total number of lines in notice		23

COMPUTATION OF CHARGES

23	lines,	1	columns wide equals	23	equivalent lines at	.300¢	\$ 6.90
cents per line							.....
Additional charge for notices containing rule or tabular work (50 per cent of above amount)							.....
Charge for extra proofs of publication (50 cents for each proof in excess of two) 3 extra							1.50
TOTAL AMOUNT OF CLAIM							\$ 8.40

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type	6	point
Number of insertions	Size of quad upon which type is cast	6	.....

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Mar. 30, 19 85

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:

3/30/85

Subscribed and sworn to me before this 30th day of March 19 85

Anne M. Perkins Notary Public

My commission expires November 29, 1985

